

STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014

JUN 12 2006

Case No. 5560
Date Filed 6/6/06
Hearing Date _____
Receipt _____
Fee \$450.00

Shaded Areas for Office Use Only

Type of Application

- ____ Administrative Decision/Interpretation
____ Special Exception
____ Use Variance
____ Change/Extension of Non-Conforming Use
☒ Minor Area Variance
☒ Area Variance
____ Variance from Requirements of the Code
____ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code _____

CASE 5550 MAP 65 TYPE Variance ELECTION DISTRICT 01

LOCATION 2204 Blevins Street and 1201 Hall Avenue Edgewood, 21040

BY Kenneth and Angela Jones, 665 Otter Creek Drive, Edgewood 21040

Appealed because a variance pursuant to Sec. 267-36(B) Table V of the Harford County Code to permit a single family detached dwelling to encroach the 30' front yard setback (10' setback proposed) and to encroach the 35' rear yard setback (21' setback proposed) in the R2 District, requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name Kenneth C. Jones, Sr. Phone Number 410-676-8303

Address 665 Otter Creek Drive Edgewood, MD 21040
Street Number Street City State Zip Code

Co-Applicant Angela S. Jones Phone Number 410-676-8303

Address 665 Otter Creek Drive Edgewood, MD 21040
Street Number Street City State Zip Code

Contract Purchaser N/A Phone Number _____

Address _____
Street Number Street City State Zip Code

Attorney/Representative William D. Hooepr, Jr. Phone Number 410-879-8030

Address 125 N. Main Street Bel Air, MD 21014
Street Number Street City State Zip Code

Land Description

Address and Location of Property 2204 Blevins Street & 1201 Hall

Edgewood, Maryland 21040

Subdivision Van Bibber

Lot Number 1 & 2

Acreage/Lot Size 6534

Election District 1st

Zoning R-2

Tax Map No. 65

Grid No. 1F

Parcel 405

Water/Sewer: Private ☐

Public ☒

List ALL structures on property and current use: Lot 1 has an existing dwelling. Lot 2
has no structures.

Estimated time required to present case: 1 hour

If this Appeal is in reference to a Building Permit, state number No

Would approval of this petition violate the covenants and restrictions for your property? No

Is this property located within the County's Chesapeake Bay Critical Area? Yes ☐ No ☒

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes ☐ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes ☐ No ☒

Request

Setback variance from Blevins Road from 30 feet to 10 feet and
a rear yard setback variance from 35 feet to 21 feet to accommodate
construction of a single family detached dwelling on lot 2 which
is approximately 0.15 AC +/-, or 6534.00 sq ft/

Justification

Lots 1 & 2 were subdivided pursuant to Board of Appeals approval
on 10/19/1979 (case No. #2520). Setback variances are requested
to accommodate location of single family detached dwelling on Lot 2
per attached plan number AWEPL02009 containing 1,404 sq ft.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

HALL AVENUE

40'

Ex. 18' Mac. Road

N 16° 14' 30" W 51.00'

(1)

P.B. 44-22

HERMAN GRUMBACH

4575 / 307

R-2

S 71° 37' 21" W 53.00'

30' Front

10' Side

30' Front

Ex. Gravel Drive

5.1'

24.0'

40.0'

Proposed Dwelling

28.0'

15.0'

10' Patch

17.6'

21'

35' Rear

10' UTIL. ESMT.

Basement Entrance

10' UTIL. ESMT.

10' UTIL. ESMT.

10' UTIL. ESMT.

10' UTIL. ESMT.

10' UTIL. ESMT.

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10' UTIL. ESMT.

10' UTIL. ESMT.

street sign

Ex. 18' Mac. Rd.

BLEVINS ROAD

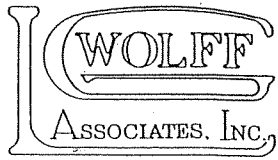
N 79° 53' 00" E 119.20'

S 16° 42' 00" E 72.38'

STEVE HOLBROOK

2951 / 410

R-2



LAND SURVEYING - PLANNING - DESIGN

10 West Pennsylvania Avenue
Bel Air, Maryland 21014

410-838-388 Del Air
410-879-3966 Baltimore



5-16-06

OWNER:
Kenneth C. Jones, Sr.
865 Otter Creek Road
Edgewood, MD 21040

DEED: 6567 / 288

TAX MAP: 65 P-405

I.D. NO. 067877

ZONE: R2

SITE PLAN

Lot 2

Land of

ROCK HALL

Plat 44-22

Known As

#2204 Blevins Street

1st Elec. Dist. Harford Co., Md.

Scale	Date	File No.
1" = 20'	May 16, 2006	021-06

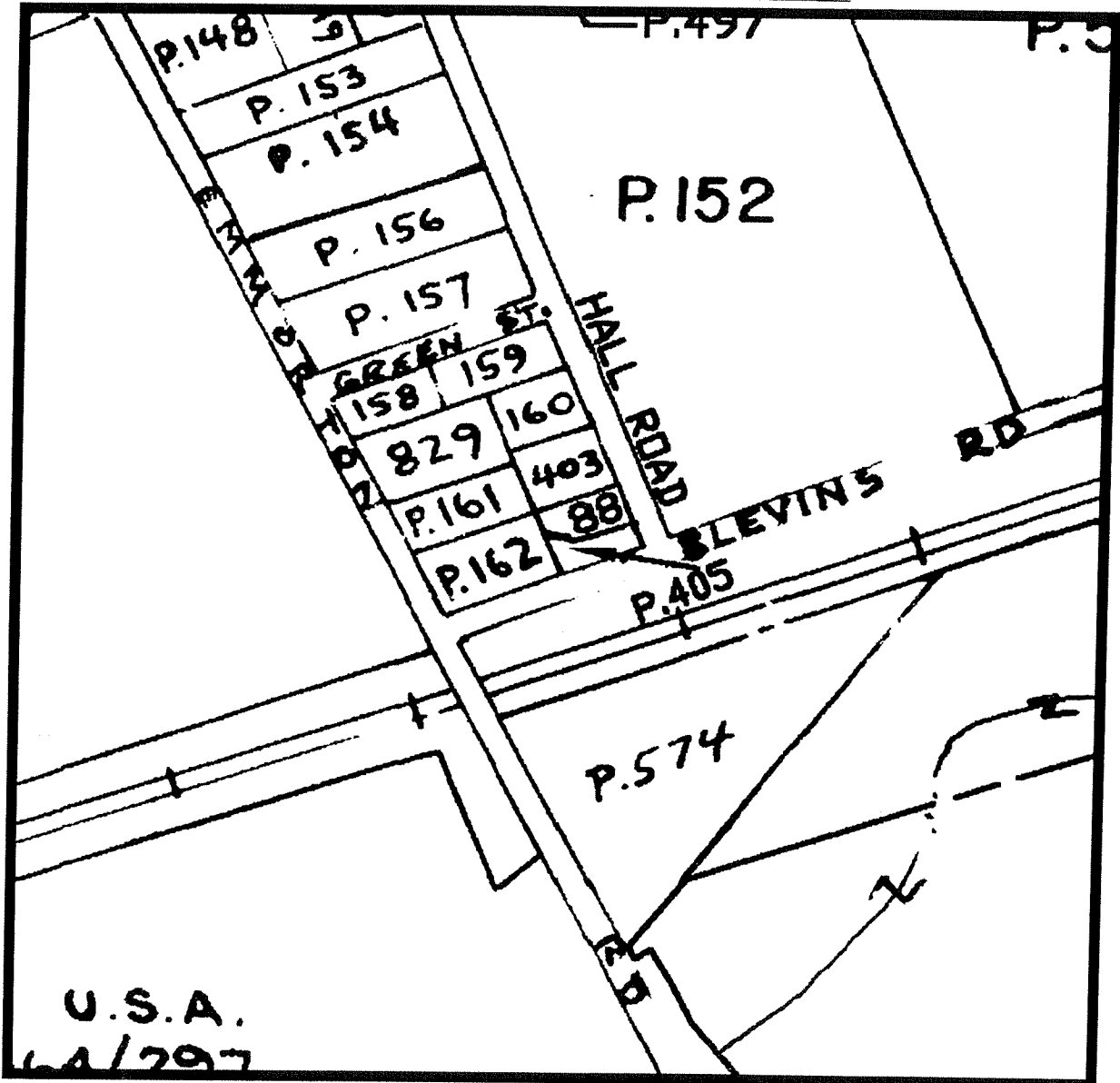


Maryland Department of Assessments and Taxation
HARFORD COUNTY
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District - 01 Account Number - 067877

TAX MAP 65



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

RE: VARIANCE TO SUBDIVIDE A PARCEL OF
LAND WITH EXISTING HOUSES; 1st Election
District, 2204 Blevins and 1201 Hall,
Van Bibber

BEFORE

THE ZONING HEARING EXAMINER

OF HARFORD COUNTY

APPLICANT: Loma G. Mills

Case #2520

HEARING DATE: October 11, 1979

Hearing Advertised:

Aegis: 9/6/79 & 9/13/79

Record: 9/5/79 & 9/12/79

* * * * *

ZONING HEARING EXAMINER'S DECISION

The applicant, having paid the necessary fees, the advertising having been properly done, and the necessary posting having been effected, came before the Zoning Hearing Examiner requesting a variance to subdivide a parcel of land that has two existing houses built upon it, for property located in the First Election District of Harford County, and known as 2204 Blevins and 1201 Hall, Van Bibber, Maryland. The applicant is Loma G. Mills.

Mr. Timothy B. Sullivan appeared and, after being duly sworn, testified that he is the manager of the Harford County Branch of Charles Steffey Real Estate Office. He introduced a location survey which was prepared by Shenk-Still Associates, Inc. on August 13, 1979, showing the proposed division line. He further stated that each lot would contain 6500 square feet after the proposed division. A rear yard setback variance and a side yard setback variance is also necessary because of the location of the existing dwellings. No further construction is anticipated on the property.

Mr. Charles Neubeck appeared and, after being duly sworn, testified that he is the contract purchaser of the property, and that he wishes to subdivide it so that he can give his son one parcel and retain the other for his own use.

Under Section 20.47 of the Zoning Ordinance of Harford County, the burden of proof upon the applicant is an onerous one. However, the applicant in this case, by his testimony and by that of his witnesses, has sustained his proper burden of proof, and the requested relief therefore is granted.

Date: October 19, 1979

Barbara K. Howe